



Wasatch County

Planning Department
55 S 500 East Heber City, UT 84032
(435) 657-3205
planning@co.wasatch.ut.us

Application #:	
Zone:	
Tax ID Number:	
Date Received:	
Received By:	
Reviewed By:	
Date Completed:	

Application for Subdivision – Farm Preservation Subdivision

Application Fee: \$300 + \$100 per lot /unit / ERU + Costs (Cost may include Out-of-Pocket account, legal noticing or mailings)

Note: Applicant must check off each item and provide the attached checklist with the application or it will not be processed.

Owner(s) of Record

Full Name:			Date:
Last	First	M.I.	
Address:			
Street Address		Apartment/Unit #	
City		State	ZIP Code
Phone:	E-mail Address:		

Applicant or Authorized Representative (if other than above owner) to Whom All Correspondence Is To Be Sent

Full Name:			
Last	First	M.I.	
Address:			
Street Address		Apartment/Unit #	
City		State	ZIP Code
Phone:	E-mail Address:		

Project Information

Project Name:			
Project Location:			
Street Address		Subdivision/City	
Parcel Number(s)	Section(s)	Township(s)	Range(s)
Project Description: (Including number of lots or units, acreage and/or building square footage)			
Prior Approvals: (list any prior county approval/permits issued for the subject property)			

The below checklist must be included with your application and all items marked as complete or your application will not be processed.

WASATCH COUNTY FARM PRESERVATION SUBDIVISION

The intent of the Farm Preservation Subdivision is to encourage the continuance of viable farming operations by allowing parcels to be split off of a larger farm pieces and allow development with standards that are not as strict as a standard development. By allowing a lesser standard, the farmer could be able to have a more manageable piece of property, allow family members an affordable parcel so they can live close to the farm and provide the opportunity for the raising of money to continue an agricultural pursuit.

Regulations:

- 1) All of the property must be in a RA-5 or RA-1 zoning district.
- 2) Farm preservation subdivisions cannot contain more than a total of 5 lots.
- 3) At least one (1) of the lots must be 20-acres and remain in agricultural pursuits and must qualify for greenbelt status under the property tax laws.
- 4) All of the lots must meet the frontage requirement for the zone they are located in.
- 5) All roads must meet the road standards required for the traffic volume.
- 6) Homes may be on septic tanks as long as the density of the development does not exceed 1 septic tank for every five (5) acres (gross acreage).
- 7) Parcels cannot be further subdivided.
- 8) A deed restriction must be recorded on the 20-acre farm preservation parcel requiring the parcel to remain agricultural and not allowing further subdivision for a period of ten (10) years.
- 9) A plat must be recorded with "Farm Preservation subdivision," in the title.
- 10) Property proposed for development must be owned by the property owner or immediate family with three (3) degrees of consanguinity for a minimum of seven (7) years prior to application for subdivision.
- 11) If the farm preservation piece is proposed to be developed all lots including existing smaller lots must tie onto sewer and water.

APPLICATION CHECKLIST

- ☐ Submit a complete application for Farm Preservation Development and pay the application fee.
- ☐ Two (2) copies of D-size sheets (24"x36").
- ☐ One (1) copies of 11"x17"
- ☐ **Provide a CD containing 'pdf' files of entire application / all documents;**
- ☐ One (1) copy electronic file: DWG, DXF File format in either State Plane Central Zone NAD 27 or 83 or UTM NAD 27 or 83 (in feet or meters) coordinate system (please specify which format).

Please note: It is important for the applicant to provide the electronic file in the proper coordinate system, otherwise the applicant will be assessed a cost of \$65.00 per hour for the Wasatch County GIS department to make the conversion.

- ☐ Subdivision Name.
- ☐ Vicinity map showing the location of the development in relation to existing streets and other features including existing utilities and water courses in relation to the existing and planned streets within one half (½) mile.
- ☐ A proposed lot and street layout drawn to scale of not smaller than one inch equals four hundred feet (1"=400').
- ☐ Total acreage for the proposed project.
- ☐ North point, scale and date. (Scale>=1"=100')
- ☐ Location of the lots in relation to other property in the area.
- ☐ Legal description of each of the lots.
- ☐ Location of any streets, rights of way, etc.
- ☐ Frontage on a county road or private road which meets the applicable requirements.
- ☐ Proposed or actual building site for each dwelling unit.
- ☐ Accurately drawn boundaries, showing the proper bearings and division, property tied to a section monument in State Plane coordinates.
- ☐ Total area within the subdivision.

- ☐ Total area of each lot.
- ☐ The description and locations of all monuments set and established by the County or the United States Government that are near the proposed subdivision.
- ☐ Identify the following: Proposed public streets, alleys or easements, as well as widths, lengths, bearings and curve data on center lines.
- ☐ Boundaries, bearings, and dimensions of all portions within the subdivision.
- ☐ Address block, with addresses assigned by the Recorder's Office.
- ☐ High water table notice when applicable.
- ☐ Lot numbers.
- ☐ 10' utility easement around all property lines.
- ☐ Dedication of public right of ways required by Wasatch County Transportation Plan.
- ☐ Location of FEMA 100 year flood plain.
- ☐ A form of certification for each of the following:

<input type="checkbox"/> Owner's dedications;	<input type="checkbox"/> County Fire Chief;	<input type="checkbox"/> County Planning Office;
<input type="checkbox"/> Surveyors certificate;	<input type="checkbox"/> County Attorney;	<input type="checkbox"/> County Engineer;
<input type="checkbox"/> County Surveyor;	<input type="checkbox"/> County Health Department;	<input type="checkbox"/> County Water Resource
<input type="checkbox"/> Special Service District,	<input type="checkbox"/> County Public Works	Department;
where applicable;	<input type="checkbox"/> County Weed Board;	<input type="checkbox"/> County Sheriff's Office;
<input type="checkbox"/> County Executive / County	<input type="checkbox"/> County Recreation District,	<input type="checkbox"/> County Recorder's Office
Clerk (Attest);	where applicable;	

Prepare or obtain the following documents and submit them with your application:

- ☐ Location and plan for sewer system, if required.
- ☐ Availability and dedication of a safe and adequate culinary water supply.
- ☐ Title Report.
- ☐ Aerial photo of Property zone boundary map (this may be obtained from the GIS Department / if applicable);
- ☐ Provide a Will-serve letter from each of the following:
 - ☐ Gas Company;
 - ☐ Electric Company (Heber Light & Power, Rocky Mountain Power or others);
 - ☐ Special Service District indicating the availability of water service and sewer service;
- ☐ Geotechnical report if required by the Planning Department;
- ☐ Slope analysis if required by the Planning Department showing all areas over 20% slope;
- ☐ Cut and fill limits of disturbance, if applicable;
- ☐ Grading and drainage plans, if applicable;
- ☐ View shed analysis, if applicable;
- ☐ Fencing Plan
- ☐ Any additional information that the County Staff feels is necessary.
- ☐ Set up Out-of-Pocket Account to pay for noticing and Engineer Review consulting fees. The amount, for this interest bearing account, is to be set and administered by Wasatch County.

The following documents are required with final plat submittal for surveyor review:

- ☐ Copy of the proposed subdivision
- ☐ Copy of the filed Record of Survey
- ☐ If the record of survey has not been filed, ***the process stops until such time as the survey is accepted and filed.***
- ☐ If this is a subsequent phase, then the proposed plat shall show the recorded file number of the record of survey and/or paper copy of the survey.
- ☐ Copy of the coordinate sheet showing the courses and distances of the proposed subdivision boundary and the error of closure.
- ☐ Copy of the coordinate sheet showing the lot closure, area of the lot in square feet and acres, and the error of closure. This is required for each and every lot in the plat. Also, open space and roadways are to be treated as individual lots.

Please Read And Sign Before Application Submittal

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. I also certify that I have fully completed the application and provided all of the above listed items other than those specifically deemed not necessary by the Planning Department. As the applicant for this proposal, I understand that applications will be reviewed for completeness by planning department staff. If complete, the application will be vested under laws and ordinances in place at the time the application was submitted. Incomplete applications will be returned to the applicant. I further understand I will be notified when my application has been deemed complete. At that time, I expect that my application will be processed within a reasonable time, considering the work load of the Planning Department.

Signature of
Owner/ Agent: _____ Date: _____

IMPORTANT:

Your application cannot be processed until determined complete by the Planning Staff. An application shall be considered complete when all applicable fees (such as: Special Service District, fire, out-of-pocket expenses, etc.) are paid and all items listed on the application and included checklist are provided or considered not applicable by the Planning Office. All application fees are non-refundable.